



## Vermont Brownfield Success Stories

## City Place

### Property History

The property is comprised of approximately 0.76 acres located in the City of Barre. Prior to redevelopment, the property was occupied by a gravel parking lot, a park, and two apartment buildings. Development information regarding the property dates back to the late 1800's and indicates that the parcels were used for a variety of commercial and residential purposes, and included a livery, an auto garage, furniture sales, clothing and jewelry sales, produce sales, a drug store, and a restaurant.

### Redevelopment Work

In 2009, the City of Barre took advantage of a unique opportunity to purchase the parcels of land comprising the 219 North Main Street property, so it could be redeveloped and improve the city's downtown area. Located in the center of the city, the site is in a prime location for access to amenities including restaurants, retail, art studios, museums, and more. The City of Barre pursued a Neighborhood Stabilization Program Grant, which allowed the property to be prepped for redevelopment. In 2010, the City was awarded a \$1.7 million grant, \$700,000 of which was set aside for acquisition and demolition of the on-site buildings.

### Property Details

<b>Property Address:</b>	213, 219, & 225 North Main St., Barre VT
<b>Property Size:</b>	0.76 acres
<b>Former Uses:</b>	Commercial/Residential
<b>Contaminants:</b>	CVOCs, VOCs, PAHs, Arsenic, and Lead
<b>Current Use:</b>	Mixed Commercial
<b>Current Owner:</b>	DEW properties, LLC

### Project Partners

City of Barre
VT Department of Environmental Conservation (DEC)
VT Agency of Commerce and Community Development (ACCD)
Central Vermont Regional Planning Commission (CVRPC)
The Johnson Company, Inc.
Environmental Compliance Services, Inc.

### Funding Sources

CVRPC	\$23,000
VT DEC 128(a) Funding	\$60,000
VT ACCD Brownfields Revolving Loan Fund	\$200,000





Photo courtesy of ECS

In 2012, DEW Properties, LLC (DEW) purchased the property, with the intent of completing the redevelopment project. A variety of environmental investigations were subsequently conducted on the property; these investigations concluded that past on- and off-site activities had contaminated soil and soil gas with chlorinated solvents, polycyclic aromatic hydrocarbons (PAHs), arsenic, lead, and naphthalene in select locations on the property.

Following the completion of environmental assessment work, the City of Barre received a \$260,000 in grants from the VT DEC and the VT ACCD to implement remedial activities. Cleanup activities at the site included the excavation of 661 tons of contaminated soil, the installation of a sub-slab depressurization (SSD) system, and capping of remaining contaminated soils. An environmental easement was also placed on the property in order ensure the SSD and cap are maintained over time. Following the successful completion of remedial activities, the VT DEC awarded DEW a Certificate of Completion on May 24, 2014.

### Project Results

Ultimately, a 4-story, 78,000 square foot building was constructed on the site by DEW Properties, and was officially opened for business in March 2014. The new Barre City Place provides a vibrant downtown space for the community, and includes office space for Vermont Agency of Education employees, plus private commercial business such as the RehabGYM and Positive Pie. Redeveloping the site in City Place encourages entrepreneurs to look to open shops in the other empty storefronts on North Main Street, and provides citizens access to necessary amenities.

### Project Timeline

September 2012	Limited Phase II ESA Completed
October 2012	Phase I ESA Completed
November 2012	Phase II ESA Completed
February 2014	Remediation Completed
May 2014	City Place Ribbon Cutting



Photo courtesy of DEWCorp.com